

THE REAL ESTATE MARKET

NEW MANHASSET BAY RESORT

Planned by E. M. Ruland. Ten acres of Marsh Land to be filled in and improved with Casino, Polo Grounds, Baseball Park, Automobile Course and Piers—Channel to be Deepened.

Yesterday's brokerage transactions, although mostly up to the seasonal average in number, affected a considerable variety of property. Loft buildings, high grade dwellings, elevator apartment houses and speculative holdings in the midtown section figured in the trading, along with flats, tenements and vacant lots. A block of eighty-four lots in Brooklyn was purchased by the Beverly Construction Company for improvement with two family houses.

On Long Island E. M. Ruland bought through G. Smith, Stanton, from William Johnston ten acres of marsh land at the head of Manhasset Bay. The property, with others that are being negotiated for, runs from the pond on the Payne Whitney estate down the bay for half a mile to the plant of the L'Hommedieu Mills. A stone bulkhead is to be constructed from the L'Hommedieu Mills across the bay. The marsh from the bulkhead to the head of the bay is to be filled in and on it a casino will be erected and an auto track, a polo field, tennis courts and a baseball park will be laid out. A bill before Congress appropriating \$100,000 for dredging the channel of Manhasset Bay. When this Government work is done pleasure craft will be able to land at the bulkhead.

The Vesey street exchange was the scene of two important auction sales of Bronx lots, conducted by George R. Read and Joseph P. Day. The attendance was smaller than that at any recent lot sale of consequence, except Bryan L. Kennedy's on Tuesday. The bidding was slow and although all the lots that were put up were struck down some of the largest buyers professed to be acting for clients whose names could not be learned. Of the Bulley estate lots in Kingsbridge, 24 were sold for a total of \$399,215. The remaining twenty-one lots were withdrawn owing to an error in the survey. The sixty-three lots in the Tremont section offered by Mr. Read brought \$146,550.

Private Sales.

PRINCE STREET—Frederick Fox & Co. have sold for Guy Wilton to an investor, Nos. 131 to 133 Prince street, a seven story loft building, on plot 60371, adjoining northeast corner of Wood street.

FORTY-EIGHTH STREET—The estate of Marshall O. Roberts and John S. Barnes has sold Nos. 20 and 22 East Forty-eighth street, four story and basement brownstone front dwellings, on plot 50162.

MADISON AVENUE—John J. Kavanagh has sold for John Rehman No. 1291 Madison avenue, a four story and basement dwelling, on lot 20252. The buyer will occupy the house.

NINETY-FOURTH STREET—Nathan H. Well has sold for John H. and Lillian Ryer to Ernest Bohm, 822 East Ninety-fourth street, a five story flat, on lot 231069. The buyer recently bought No. 334, adjoining.

COLLIER AVENUE—Arnold & Byrne have sold for Josephine MacDonald Nos. 241 to 247 Columbus avenue, a five story flat, on lot 102220, at the northeast corner of Seventy-first street.

12TH STREET—John M. Thompson & Co. have sold for Peter Korn to S. Michaluk the Stella, a seven story apartment house at Nos. 306 and 308 West 12th street, on plot 501301.

NICHOLAS AVENUE—Harry White has sold for Carolina Ross No. 1464 St. Nicholas avenue, a five story double flat, with stores, on lot 23100.

PORTY-EIGHTH STREET—Jacob J. Talbot has sold for Peter Malone to George Schoenrock the five story double flat, No. 144 West Forty-eighth street, on lot 231003.

SEVENTEENTH STREET—Hubert A. Sabell, in conjunction with James Center, has sold for Rufus King, trustee of the estate of Julia L. Fitch, the three story front and rear building at No. 110 West Seventeenth street, on lot 25392, to Irving J. Kemper, who will erect a six story loft building on the site.

FIFTEENTH STREET—John Peters & Co. have sold for Helene Galewski to Louis Arstein No. 419 East Fifteenth street, a six story tenement, on lot 231003.

THIRTEENTH STREET—H. J. Kantrowitz and Polizzi & Co. have sold for Coroner Peter Actelli Nos. 410 to 426 East Thirteenth street, a plot 1611023, irregular, to S. Vanderman, who will build three six story tenements on the lot.

BROOM STREET—M. Glas has sold to A. D. Paoli No. 374 Broom street, a six story tenement, on lot 231117.

EIGHTY-FIRST STREET—Alexander Strong has sold the five story flat, No. 210 East Eighty-first street, on lot 251022, to Frank G. Weiss.

FORTY-SEVENTH STREET—Samuel Bell has sold the five story tenement at No. 344 East Forty-seventh street, on lot 251022, to the estate of Peter Schalkenstein, No. 225 East 126th street, a five story flat, on lot 179911.

GAY STREET—J. Irving Walsh has sold for Anastasia Mullen, No. 14 Gay street, a four story building, on lot 22003, irregular.

WILMAN PLACE—Steven B. Zeman and Walter F. Baylis have sold for John Loderan the plot, 50102, on Rodman place, a half of West Farms road.

COLLEGE AVENUE—Ullman has sold for Applebaum & Reiss the three story brick three family house at No. 1039 College street, on lot 231003.

HULL AVENUE—Louis Jaek has sold the southeast corner of Hull avenue and north street, a plot 110,252, irregular.

Miscellaneous.

The executors of the Russell Sage estate recorded a mortgage yesterday for \$350,000, covering the property at the corner of Broadway and Forty-fifth street, owned by Thomas B. Hadden. It is for a term of five years, at 6 per cent. The mortgage is held by the Russell Sage Foundation, 100 Broadway, New York City.

E. R. A. Gould is the buyer of No. 57 West 11th street, recently sold by George F. Chamberlain.

Hollie Floyd is the buyer of No. 129 East 10th street, recently sold by Joseph R. Nummer is the buyer of No. 52 West Ninety-first street, sold recently through J. J. Herrick.

CITY REAL ESTATE

BUYERS of Real Estate BEWARE!

No Opinion as to a Real Estate Title Can Furnish the SECURITY, COMFORT and EASE OF MIND afforded by a Policy of Title Insurance of

Title Insurance Company of New York 133 BROADWAY

SECURITY

and interest best combined in the 4 1/2% Tax Exempt GUARANTEED MORTGAGES OF THE

LAWYERS MORTGAGE CO. Capital and Surplus, \$4,250,000

59 Liberty Street, New York 185 Montague Street, Brooklyn

J. ROMAINE BROWN, A. P. W. KINMAN, ESTABLISHED IN 1856. J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers. No. 53 WEST 33D STREET, NORTHEAST CORNER BROADWAY, Telephone BR 5-2100. Washington Heights Property a Specialty.

REAL ESTATE REAL ESTATE

Geo. R. Read & Co. REAL ESTATE Real Office: 50 Liberty St., near B'way, Branch 3 East 54th St.

E. G. B. RILEY & CO. REAL ESTATE 500 FIFTH AVE., Cor. 42nd St.

BOROUGH OF BROOKLYN—FOR SALE FINEST 2 FAMILY HOUSES IN FLATBUSH BUILT BY ABELS GOLD REALTY CO. UPPER PART PAYS FOR THEM YOUR OWN RENT FREE

EMRICH GREEN & CO. 1031 BEVERLEY ROAD, FLATBUSH TELEPHONE 723 FLATBUSH

P. J. COLLINS, Beautiful two family houses, 14 sold. The prettiest block in Brooklyn. Forty-ninth st., near New Utrecht av. to the corner of 45th St. and 1st Ave. to Borough Park Station. Trains every seven minutes. Inquire on premises, your own Broker, OR JACOB HENTZ, JR. 138 Ross st. Tel. 4073-L. Insuburg.

TWO-FAMILY FANCY STONE HOUSE. Best location in Brooklyn; highest and best part of Brooklyn; charming outlook over bay; handsome home, 8 rooms, tiled bath and storeroom in the lower part, 2 rooms and bath in the upper part; oak trim, parquet floor, pretty decorations, built-in china cabinet and bookcases built in both apartments; shades, stair and all carpet in the fourth cut-to-day, glad to show at any time, 2:30 to 4:30, between 6th and 7th, Brook 179.

16 MINUTES TO PARK ROW, N. Y. New apartment house, No. 18 STATION, with all the latest improvements showing a handsome home. I will show you a first class investment. OTTO SINGER, Builder, Franklin Av. and St. John's Pl.

ELVEN family frame house, one corner store house; fine corner for grocer, butcher or baker, at IRVING AV., corner Cooper Street, also a family friendly brick at 128th Street, terms to suit. Inquire of builder, PHILIP SCHMITZ, 26 Cooper St., Brooklyn. Telephone 760 East New York.

BARGAIN—482 Humboldt st., 2 story and basement, 2-family house, \$4,000; easy terms. NASSIMIS, 461 Graham av., Brooklyn.

IDEAL two family houses; steam heated; \$500. Balance easy terms. BLAKE, 30th St., near 4th Ave., Brooklyn.

EAST 10TH ST., near Avenue C—One family cottage, \$7,500. HENCHEL, Cooper Island av. and Avenue C.

TO LET FOR BUSINESS PURPOSES. On 16th floor, U. S. Federal Bldg., 2 Rector st., 300 sq. ft., will divide; very desirable; reasonable. Apply room 1600.

Yesterday's Auction Sales. (At 141 Vesey Street.) BY JOSEPH P. DAY. Ninety second street, Nos. 336 and 340, south side, 200 feet west of First avenue, 30x120 ft. lot, six story brick flat with store, 7 1/2 ft. M. Happersoy vs. Aaron Forman et al.; amount due on judgment, \$2,500; subject to taxes, \$c. \$207.84; subject to a prior mortgage of \$400.00, to Ernest Maso, \$50,400. Old Broadway, Nos. 254 to 256, southeast corner of 130th street, 125x101 1/2 ft. irregular lot, three and four story tenement, Fisherman Realty and Construction Company vs. Estate of Oscar, all amount due on judgment, \$17,500.62; subject to taxes, \$c. \$431.72; subject to a prior mortgage aggregating \$100,000, to the plaintiff, \$5,370. By DEAN L. KENNEDY. Riverside Drive, No. 41, east side, 32 feet north of 123rd street, 100x100 ft. lot, 10 story, 122 ft. lot, six story brick flat with store, 7 1/2 ft. M. 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